

# Environmental Condition Assessment Guide

<b>PPV Project: MIDATLANTIC SAN DIEGO V Bellevue - warehouse (includes flags)</b>		
<b>Installation/Location: 2020 SITE VISIT OCT - BELLEVUE (JBAB)</b>		
<b>SPOT-CHECK/ DISCUSSION ITEMS</b> including warehouse/maintenance/storage areas, for LLC process implementation and records, including interface with Property Mgt & Maintenance		<b>Comments:</b>
<b>P</b>	<b>Permits</b>	
1	Permits applicable to location posted/ filed	Verified - filed in binder dtd 2020
<b>H</b>	<b>Hazardous Materials Storage &amp; Handling</b>	
1	Hazardous materials inventory listing; storage/ use/ disposal instructions	Verified - filed in binder dtd 2020
2	Material Safety Data Sheets	Verified - filed in binder dtd 2020
3	Material storage (such as paint/removers/ thinners, fluorescent bulbs, mercury-containing devices, refrigerants, PCBs, other flammable materials, refrigerants, batteries)	in hazmat storage locker behind warehouse
4	Disposal records/ manifests	Verified - filed in binder dtd 2020
5	Records for recycled materials such as mercury-containing devices	Verified - filed in binder dtd 2020
6	Training records	Verified - filed in binder dtd 2020
7	License/ certification records for contractors (Example: pest control)	Verified - filed in binder dtd 2020
<b>M</b>	<b>Mold</b>	
1	Building envelope and roof inspection records	Verified - filed in binder dtd 2020 - new roofs 2019/20
2	Inspection results, service requests, maintenance activities and remediation involving moisture control or mold	Yardi - team spot checked
3	Documentation of water intrusion events, resident complaints, response actions and follow-up related to mold on incident tracking log with photos; written communications regarding mold; pre-remediation assessments, remediation work plans and remediation project records/reports; sampling results	Yardi - team spot checked and visited 1 home all good.
4	Mold remediation project files with records of clean-up, written communications with tenants	Yardi
<b>PC</b>	<b>Pest Control</b>	
1	Pesticide application records:, location, pest, type of pesticide (trade name, active ingredient, EPA Reg #, formulation, concentration, etc.), method of application	Verified - filed in binder dtd 2020
<b>LBP</b>	<b>Lead-Based Paint (if current inventory includes LBP in any units or structure)</b>	
1	Inventory of units with LBP	N/A
2	Lease addenda & disclosure information	N/A
3	Periodic lead evaluation assessments and semi-annual visual inspection records including photos	N/A
4	Locations with known or suspected LBP in soil	N/A
5	Results of physical assessments/visual inspections and test reports	N/A
6	Abatement records, including occupant and contractor notifications, testing and analysis; correspondence and reports; project scope, materials used, disposal records	N/A
7	Clearance Reports for abatement of lead-based paint or lead-based paint hazards	N/A
8	Employee exposure assessments, worker training records, medical examination records, training records and verification of contractor compliance	VALIDATED - in binders
<b>ACM</b>	<b>Asbestos (if current inventory includes ACM in any units or structure)</b>	
1	Inventory listing and surveillance records	N/A
2	MM notifications to residents, employees, contractors, etc. who might come in contact with ACM	N/A
3	If any ACM abated, records iaw ACM Plan (Example: notifications to state/local authorities, DoN, EPA/State licenses, clearance documentation, waste shipment records, employee training/protection)	NA
4	Employee exposure assessments, worker training records, medical examination records, training records and verification of contractor compliance	N/A
<b>CWA</b>	<b>Clean Water Act Compliance</b>	
1	Backflow preventer inventory and annual testing/certification results	VALIDATED - in binders
2	Test records for connections to existing Government Utilities	N/A - GOVERNMENT RESPONSIBILITY
<b>If Applicable:</b>		
	AST(s): compliance records, including release detection requirements	N/A
	Oil/oil-containing storage facilities: locations, size (capacities), and types of tank	N/A
	Activities governed by RCRA: permit and handling procedures	N/A
	Storage and handling records for AEC-subject source or material	N/A
<b>Business Agreement- specific spot checks dependent on LLC submitted information</b>		
<b>Touch base with Installation Environmental reps</b>		
<i>Shared permits, coordination, NOV/spills, etc</i>		
<i>Recommend routine Installation Environmental and Partner Walks if resources(\$\$) allow</i>		